

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2002
Frontage (ft):		Bathrooms:	4	Age:	22
Lot Area: (sq.ft.)	2,347.00	Full Baths:	3	Zoning:	SFD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,663.20
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	024-904-643

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	Front,Rear
Foundation:		Parking:	Add. Parking Avail.,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv: HOMESTEAD

Services Connected: Electricity,Natural Gas

Legal: LOT 21, PLAN LMP48057, SECTION 3, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Playground

Site Influences: Lane Access,Recreation Nearby,Shopping Nearby,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Freezer,Microwave,Other - See Remarks,Security System,Storage Shed,Vacuum - Roughed In

Bylaw Restrict:

Listing Broker(s): Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 17'8	Bsmt	Bedroom	9'5 x 9'5
Main	Kitchen	11'7 x 10'4	Bsmt	Recreation Room	16'6 x 11'0
Main	Dining Room	13'3 x 11'1	Main	Foyer	4'6 x 8'1
Above	Primary Bedroom	12'9 x 11'7			
Above	Bedroom	10'5 x 9'9			
Above	Bedroom	10'4 x 9'10			
Bsmt	Bedroom	9'4 x 11'2			

Finished Floor (Main):	736 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	769 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	729 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,234 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,234 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome to Homestead...this lovely 5 bedroom home in quiet Albion neighbourhood is waiting for its new family. Open floor concept and functional floor plan, this homes is perfect for any family. Home owners added some special touches over the years and will remain with the home. Main floor offers great room, dining and gourmet kitchen with maple cabinets. Upper floor has spacious primary bedroom with 4 pce ensuite and 2 additional bedrooms and bath. Below another 2 bedrooms (or storage space), recreation room and one full bath, perfect for man cave, office space or a place for entertaining. Parks, shops and walking distance to schools with Lane access with 2 parking spots and outdoor living area.